

Environmental Protection COMMENTS

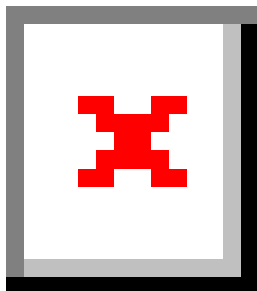
Case Number	20250864
Case Officer	Mrs Katherine Parkin
Address	Walnut Hill Nursery , Walnut Hill Road, Gravesend, Kent, DA13 9HL

Proposal	Retrospective change of use of the land and building(s) to offices with hard surfacing to create additional parking/delivery area.
Consultation Expiry Date	6 October 2025
Date of Response	2 October 2025 (JO)

The following to be considered:

Noise

The 'Acoustic Assessment' by Ned Johnson Acoustic Consultants dated 28/07/2025 (Report Ref: 162526) has been reviewed. This is very much a re-iteration of the report submitted for the Appeal against the Enforcement Notice (also by Ned Johnson Acoustics dated 12/02/2025 Report Ref: 502425). It utilises the same noise measurements as for the February report, so comments are the much the same. The methodology of the assessment using a BS4142 Assessment is accepted,



but noise measurements have only been taken for a very briefly period of time – 2 hours during 08:00 and 10:00. Whilst it is appreciated that following the dismissal of the Enforcement Appeal, the tankers appear to have been removed from the site, it would be preferable for more up to date noise measurements to have been taken over a longer period in relation to the current activities associated with the proposed development as it now operates.

The proposed operating hours are 09:00 to 17:00 Monday to Friday. These are acceptable and will minimise the disturbance that was caused to nearby neighbours with the previous operation of the site where vehicles, including HGV's, were coming and going throughout the night.

If planning is minded to grant the permission, it is recommended that a condition is attached to any planning permission that prohibits any use of and access to the site outside of the above hours and also prohibits HGVs from accessing the site at any time.

Contaminated Land

An updated 'Contamination Assessment' dated July 2025 by R Carr Geotechnical Services (Report Ref: 4244/25) has been submitted and reviewed. As before, the overall conclusion is that there is a low risk of contamination to the underlying aquifer, and the site/use as a whole is classed as low risk. The report also advises that surface water drainage of the parking area must be appropriately designed with interceptors and any excavated material as part of the car parking area should be appropriately disposed of.

To cover any risk associated with the excavation and removal of any materials on site prior to the laying of the parking area, a watching brief condition as follows is recommended:

Watching Brief

The applicant shall undertake a watching brief during construction in case any contamination issue is encountered. If during development any contamination is found, the local planning authority should be informed as soon as practical and the work shall not continue until written agreement is provided by the LPA as to the appropriate measures to be taken to resolve the matter and they are satisfied that those measures have been carried out.

Lighting

Complaints previously received by Environmental Protection also related to lighting from the site. Although this related primarily to light from the vehicles coming and going late at night when it was dark, it also related to PIR lighting being triggered. With regards to external lighting, if external/PIR lighting is proposed for the offices and parking area, it must be designed in accordance with the ILP Guidance GN01/21 'Guidance for the reduction of obtrusive light'. This can be addressed by way of an appropriately worded condition.